file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Ronald L. Hutchens
438 Stewarts Ferry Pike
Nashville, TN. 37214

MORTGAGEE:
Countrywide Funding
Corporation
155 N. Lake Avenue, P.O.Box 7137
Pasadena, CA 91109-7137

MAP-PARCEL NUMBERS:
96-11-A-13 CO
3DZ-85822

WARRANTY DEED

BOOK 7150 PAGE 392

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael L. Werner and wife, Annelle Werner

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ronald L. Hutchens and wife, Susan B. Hutchens

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. B-5 on the plan of Hickory Place Condominiums, of record in Book 6472, page 435 and re-recorded in Book 6476, page 663, both in Register's Office for said County, which Exhibit "A" to the Master Deed and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Michael L. Werner by deed from Frank C. Batson and wife, Judy W. Batson of record in Book 6543, page 985, Register's Office for Davidson County, Tennessee. Said Deed was executed by Frank C. Batson, individually and as Attorney-in-Fact for Judy W. Batson pursuant to Power of Attorney of record in Book 5292, page 774, said Register's Office.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6472, page 435, and re-recorded in Book 6476, page 663 and amended in Book 6654, page 910, Book 6759, page 533, said Register's Office.

98314

IDENTIFICATION REFERENCE

FEB 27 2 15 PM '87

This is (~~an~~) improved property, known as 438 Stewarts Ferry Pike, Nashville, TN. 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 26th day of February, 19 87.

Annelle Werner

Michael L. Werner

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of February, 19 87, before me personally appeared Michael L. Werner and Annelle Werner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~t~~he ~~y~~executed the same as ~~xxx~~ ~~their~~ free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7150 PAGE 393

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 52,500.00.

Ronald L. Hutchens
Affiant

Subscribed and sworn to before me, this the 26th day of February, 1987.

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:
Michael L. Werner and wife,
Annelle Werner

to:
Ronald L. Hutchens and wife, Susan
S. Hutchens

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-26296

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7150 PAGE 304

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible] CAMT.
147.[illegible] CSTAX
.50 [illegible]
[illegible] [illegible]
CHECK 153.50-
SOUTH [illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.3 1 4

IDENTIFI REFERENCE

FEB 27 2 15 PM '87

No. 50859